

**LEGAL NOTICE
NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF LANCASTER**

NOTICE IS HEREBY GIVEN of a Meeting of the Zoning Board of Appeals of the Town of Lancaster to be held Thursday, December 10, 2015 at 7:00 P.M., Local Time, in the Town Board Chambers, in the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York. The items for consideration by the Zoning Board of Appeals at this meeting are:

The petition of Gerald Dunne, 13 Magrum Lane, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a four foot [4] high fence in a required open space area on premises owned by the petitioner at 13 Magrum Lane, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting to the south on Magrum Lane with an exterior side yard (considered a front yard equivalent) fronting to the east on Juniper Boulevard. The petitioner proposes to erect a four foot [4] high fence within the required open space area of the exterior east side yard fronting on Juniper Boulevard.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard (considered a front yard equivalent) to three feet in height. The petitioner, therefore, requests a one foot [1] east side yard fence height variance.

The petition of Robin Tolsma, 45 Cedarbrook Drive, Lancaster, New York 14086, and Nicole Tolsma, 262 Enchanted Forest North, Lancaster, New York 14086 for one [1] variance for the purpose of erecting a four foot [4] high fence in a required open space area on premises owned by the petitioners at 262 Enchanted Forest North, Lancaster, New York, to wit:

A variance from the requirements of Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster. The premises upon which this variance is sought is a corner lot fronting to the south on Enchanted Forest North with an exterior side yard (considered a front yard equivalent) fronting to the east on Walnut Creek Trail. The petitioners propose to erect a four foot [4] high fence within the required open space area of the exterior east side yard fronting on Walnut Creek Trail.

Chapter 50, Zoning, Section 35C. of the Code of the Town of Lancaster limits the height of a fence or wall extending into a front yard or an exterior side yard (considered a front yard equivalent) to three feet in height. The petitioners, therefore, request a one foot [1] east side yard fence height variance.

Signed_____

JOHANNA M. COLEMAN, TOWN CLERK
and Clerk to Zoning Board of Appeals